

**TOWNSHIP OF HOPEWELL  
ZONING BOARD OF ADJUSTMENT**

**AGENDA TO THE EXTENT KNOWN**

**WEDNESDAY, JULY 11, 2018**

**7:00 P.M. AGENDA MEETING (open to the public)  
7:30 P.M. REGULAR MEETING**

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- I. **CALL MEETING TO ORDER AND STATEMENT OF PROPER NOTICE** - Notice of this meeting has been posted on the municipal bulletin board and forwarded to the Hopewell Valley News, The Times, the Trentonian and the Hopewell Express on January 3, 2018, in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975. This meeting is being audio recorded.
- II. **ROLL CALL**
- III. **MINUTES SUBMITTED FOR APPROVAL**  
  
Regular Meeting of May 2, 2018
- IV. **APPLICATIONS**

**NOTE:**

Application Materials for listed cases can be found under the heading, **DOCUMENTS FOR ACTIVE CASES**, at the following website address: <http://www.hopewelltpw.org/294/Zoning-Board-of-Adjustment>

- A. **CASE 2017-16 – AB Mulch** – 1569 Reed Road, Hopewell, New Jersey; Township Tax Map Block 91, Lot 18. Applicant is seeking a Use Variance along with a bulk variance for front yard setback to construct a wood mulch production facility on the property situated in the Special Industrial (SI) Zoning District. (*Further continued from the 1/3/2018 Meeting*).
- B. **CASE 2018-07 – Wendy Myers** – 308 Hopewell Amwell Road, Hopewell, New Jersey; Township Tax Map Block 8, Lot 74.01. Applicant is seeking a Use Variance to construct a second principal dwelling on the property with an existing residential dwelling situated in the Valley Resource Conservation (VRC) Residential Zoning District. (*Withdrawn without prejudice*)
- C. **CASE 2018-12 – Stephen Zarodnansky** – 2551 Pennington Road, Hopewell, New Jersey; Township Tax Map Block 85, Lot 4. Applicant is seeking a Use Variance and Waiver of Site Plan to operate an auto detailing company alongside an existing fuel service station situated in the Neighborhood Retail Commercial (C-1) Zoning District.

- D. CASE 2018-10 – Glenmoore Farm, LLC** – 105 Pennington Hopewell Road, Hopewell, New Jersey; Township Tax Map Block 34, Lot 19. Applicant is seeking a Use Variance to utilize the existing barn for an event space on the same property as an existing residential dwelling situated in the Valley Resource Conservation (VRC) Residential Zoning District.
- E. CASE 2018-14 – F. Nicholas Pirone** – 1652 Reed Road, Hopewell, New Jersey; Township Tax Map Block 85, Lot 2. Applicant is seeking a Use Variance with Preliminary and Final Site Plan to construct a residential dwelling on the same property as an existing landscaping business situated in the R-100 Residential Zoning District.
- F. CASE 2018-15 – Kevin & Joyce Driver** – 106 Johnstone Drive, Hopewell, New Jersey; Township Tax Map Block 69.01, Lot 10. Applicant is seeking a Use Variance with Bulk Variance for lot area, lot coverage, and left side yard setback to construct an addition to the existing single-family dwelling to be used as an In-Law Suite situated in the R-100 Residential Zoning District.

## **V. MEMORIALIZATION OF RESOLUTIONS**

- A. CASE 2018-01 – Disch & Sons Distillers, LLC** – 130 Hopewell-Rocky Hill Road, Hopewell, New Jersey; Township Tax Map Block 14, Lot 15.01.
- B. CASE 2018-03 – Ruth Melk** – 211 Blackwell Road, Hopewell, New Jersey; Township Tax Map Block 44, Lot 20.
- C. CASE 2018-08 – Alicia Lambert** – 44 Wilfred Avenue, Hopewell, New Jersey; Township Tax Map Block 117, Lot 44.
- D. CASE 2018-11 – Christopher & Kimberly Ananian**– 3 Winding Brook Way, Hopewell, New Jersey; Township Tax Map Block 98, Lot 2.09.

## **VI. ADJOURNMENT**